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Redevelopment Board Minutes 09/11/2006

Arlington Redevelopment Board
 Minutes of September 11, 2006

Members Present: Ed Tsoi
 Christopher Loreti
 Roland Chaput
 Andrew West
 Bruce Fitzsimmons

Also Present Kevin J. O'Brien
 Laura Wiener
 Joey Glushko

Ed Tsoi called the meeting to order at 7:00 and began a discussion with Ed Starr and Scott Smith of the Transportation Advisory Committee (TAC) regarding the Mass. Ave. Corridor project. Design monies for the first phase of the project have been included in the FY 2007 Transportation Improvement Program (TIP), therefore the groups discussed the process that would be used to guide the project. A collaborative effort involving the two groups plus Planning and DPW staff and the Town Manager should be involved and the groups pledged to work out a structure. Planning staff was asked to draft a request for proposals to bring to each group for review.

Ed Starr told the Board that the TAC had discussed two Zoning Bylaw issues which it wanted to discuss with the Board in the near future. The issues were the number of compact parking spaces allowed by the bylaw and the apparent prohibition of "Zip Cars" (rental vehicles) from being located in non business zoning districts.

At 7:40, Tom Spearin and Mark Meserve from Metcalf & Eddy were recognized by Ed Tsoi. The Board discussed with them concerns it had about charges for engineering services at Reed's Brook. After a detailed discussion the Board asked Metcalf & Eddy to provide further explanation of two of the items. The Board asked them to discuss the items with the Director of Planning who would report back to the Board.

Next two representatives from the Arlington Center for the Arts, Nancy Barry and Linda Schumacher asked the Board's permission to install a new sign at the Gibbs School building. Kevin O'Brien explained that the new sign was part of a collective effort to identify individual entrances for each tenant in the building. The Center for the Arts also asked permission to install a mural on an exterior wall near their entrance. It was discussed that the proposed change was slight compared to the scope of the recent special permit for signs at the Gibbs and that the Board could approve such a request administratively.

The proposed sign is a vinyl sign and was shown in a photograph as it is installed under a temporary sign permit. Ed Tsoi counseled that in a sign proposal, permanent was better than temporary and clarity is better than clutter. The Center is unsure of what they will be able to do in the long run, but wished to identify this entrance at this time. Roland Chaput moved that the Board grant permission for the Arlington Center for the Arts to display the vinyl sign as a permanent sign for a period of no more than one year. The motion was seconded by Andrew West, and the Board voted 5 to 0 in favor. The Board expressed concern about other signs that had been erected at the property and asked that Staff confer with the tenants and remove non-permitted signs.

Andrew West moved that the Board grant permission for the Center to erect a mural painted on plywood or similar material and applied to the brick wall outside the entrance to the building (south side at end of alley) approximately 8' x 18' in size. Bruce Fitzsimmons seconded the motion and the Board voted 5 to 0 in favor.

Kevin O'Brien then showed the Board a proposal for a sign for the Recreation Department entrance at the Gibbs School building. The sign is intended to replace a sign in a bracket on the north east corner of the building. The Board expressed its disapproval of the sign and suggested that staff talk with the Recreation Department and suggest that they erect a ground sign in the area.

At 10:15 the Board discussed a proposed policy for signs on the Minuteman Bikeway. It was proposed in order that there be some control of signs on the bikeway and that there be consistency among the three towns on the bikeway. After extensive discussion, staff indicated that it would make revisions for consideration at a future meeting. It was suggested that a three Town board of some sort be formed to deal with bikeway issues like this.

The Board next considered a request from Len Bierbrier concerning his property at 1398 and 1406 Mass. Ave. Bruce Fitzsimmons moved and Roland Chaput seconded a motion that the Board allow Len Bierbrier to withdraw his special permit application to modify his retail building at 1398 Mass. Ave. and erect a retail building at 1406 Mass Ave. The Board voted 5 to 0 in favor.

The Board made some minor amendments to the minutes and Roland Chaput moved and Andrew West seconded a motion to accept the minutes of ARB meetings on June 26, 2006 and July 10, 2006 as amended. The Board voted 5 to 0 in favor. An omission was discovered in the minutes for the meeting of August 14, 2006. That will be corrected and resubmitted.

The Board adjourned at 11:00.

Respectfully submitted,
 Kevin J. O'Brien